

Clark County Comprehensive Plan Update

Neighborhood Meeting

October 20, 2000

There were two themes of the evening. The citizens strongly believed that industrial/commercial development and jobs need to be planned along with density and mixed housing. They stressed that the County cannot plan for one without the other; where there is one, there should be the other. The citizens were also concerned with the issue of rural/resource lands and their long-term commercial significance. They felt that this should be a driving issue for many of the other comp plan decisions.

Attendees:

Susan Gilbert, Enterprise/Paradise Point Neighborhood Association
Doug Ballou, NE Hazel Dell Neighborhood Association
Ernie Goodrich, West Hazel Dell Neighborhood Association
Art Stubbs, Neighborhood Advisory Committee of Clark County
Bud VanCleve, NE Hazel Dell Neighborhood Association
George Vartanian, Fairgrounds Neighborhood Association
Bridget Schwarz, Fairgrounds Neighborhood Association
Liza Helpenny, Fairgrounds Neighborhood Association
Ben Meyers, The Reflector

DISCUSSION NOTES:

- Shouldn't we be making the philosophical decisions before deciding on 81/19, 60/40, 75/25...
- Agriforest up zoned tons of property—how do we control 81/19?
- Have we planned for where industry should be? It drives where residential develops and densities.
- What is the meaning of long-term commercial significance for resource lands?
 - This issue must be resolved.
 - Can't get people to work the land.
- GMA is very vague.
- We're trying to dictate too much with the Comp plan.
- How can we accurately respond to issues on the table for update if we don't address the resource land question.
- Need to address issue of tax income from industry going to one jurisdiction when residential opportunities are elsewhere.
- 60/40—Consider targeting mix for ownership (40% should not be just rental).
- If there's more employment opportunity (depending on the kind of employment) there possibly should be more density.
- Converse is true—if there is density, allocate industrial lands.
- Don't plan for one without the other.
- Bite the bullet and plan and be prepared to adapt.
- Consider what infrastructure is available, especially transportation (including mass transit) when allocating density.

- Encourage manufactured home development with homeowners owning the land. It's decent denser affordable housing. Alternative housing.